

# LEGEND

- WATER HYDRANT & GATE VALVE
- STORM MANHOLE & CATCHBASIN
- ELECTRIC POLE
- TREE
- OVERHEAD ELECTRIC LINES
- RAILING, CHAINLINK FENCE
- BITUMINOUS SURFACING
- CONCRETE SURFACING
- BUILDING
- PROPOSED BOULEVARD TREE
- CONTOUR

## \*SITE ZONING INFORMATION\*

CURRENT ZONING: CDC-FR  
 ADJACENT ZONING: CDC-FR  
 PERMITTED USE: INCENTIVE DEVELOPMENT UNDER R-4 MULTI-FAMILY RESIDENTIAL (TYPE III)  
 PARCEL ID # 64.02.11.014472  
 SITE ADDRESS: 431 3RD AVE. SE  
 LEGAL: LOTS 1, 2 - BLOCK 85; PART OF VACATED 5TH ST. SE - MOE AND OLDS ADD-PT TORRENS

MINIMUM SETBACK FROM PROPERTY LINES PER R-4 ZONING (63.100)  
 REQUIRED FRONT YARD: 0 FEET  
 MINIMUM REAR YARD: 0 FEET  
 MINIMUM REQUIRED SIDE YARD: 0 FEET  
 MINIMUM SUM OF SIDE YARDS: 0 FEET

BASE SITE AREA: 12,190 SQ FT (0.28 ACRES)  
 TOTAL PUBLIC RIGHT OF WAY: 0 SQ FT  
 TOTAL RESOURCE PROTECTION LAND: 0 SQ FT  
 EQUALS NET BUILDABLE AREA: 12,190 SQ FT (0.28 ACRES)  
 MAXIMUM FLOOR AREA = NO LIMIT

TOTAL EXISTING BUILDING SQUARE FOOTAGE = 10,584 SQ FT  
 MINIMUM % OF LANDSCAPE AREA PER R-4 ZONING = 5% (PROVIDING 27% 3,281 SF)  
 PERMITTED MAX. HEIGHT OF BUILDING (60.424) = NO LIMIT; EXISTING HEIGHT OF BUILDING 26'

## DETAILED REGULATIONS 62.322

HOURS OF OPERATION (62.131): NA  
 EXTERIOR LIGHTING (62.132 & 63.210): C - A PHOTOMETRIC LIGHTING PLAN IS BEING CREATED FOR THE PARKING LOT  
 SIGN REGULATIONS (62.133 & 63.220): R - SEPARATE PERMIT REQUIRED FOR INSTALLATION  
 LANDSCAPE MATERIAL POINT BASE (62.135 & 63.230): 12  
 EXTERIOR STORAGE REGULATIONS (62.134 & 63.240): T - TRASH ENCLOSURE WILL BE PROVIDED  
 SITE LOCATION REQUIREMENTS (62.124 & 63.250): NOT APPLICABLE  
 BUFFER YARD REQUIREMENT (62.125 & 63.260): TYPE VII - NO BUFFER YARD IS REQUIRED AS THE ADJACENT USES HAVE EQUAL OR HIGHER BUFFER YARD INDICATORS

PARKING - ORDINANCE 4312- (62.121 & 63.400): 14 MARKED SPACES PROVIDED  
 MULTI-FAMILY RESIDENTIAL: 1 PER UNIT X 25 UNITS = 25 PARKING STALLS - INCENTIVE DEVELOPMENT REQUIRED FOR REDUCTION  
 REQUIRED HANDICAP PARKING SPACES: 1 MINIMUM (PER ADAAG 4.1.2) (1 HANDICAP PARKING SPACE PROVIDED)

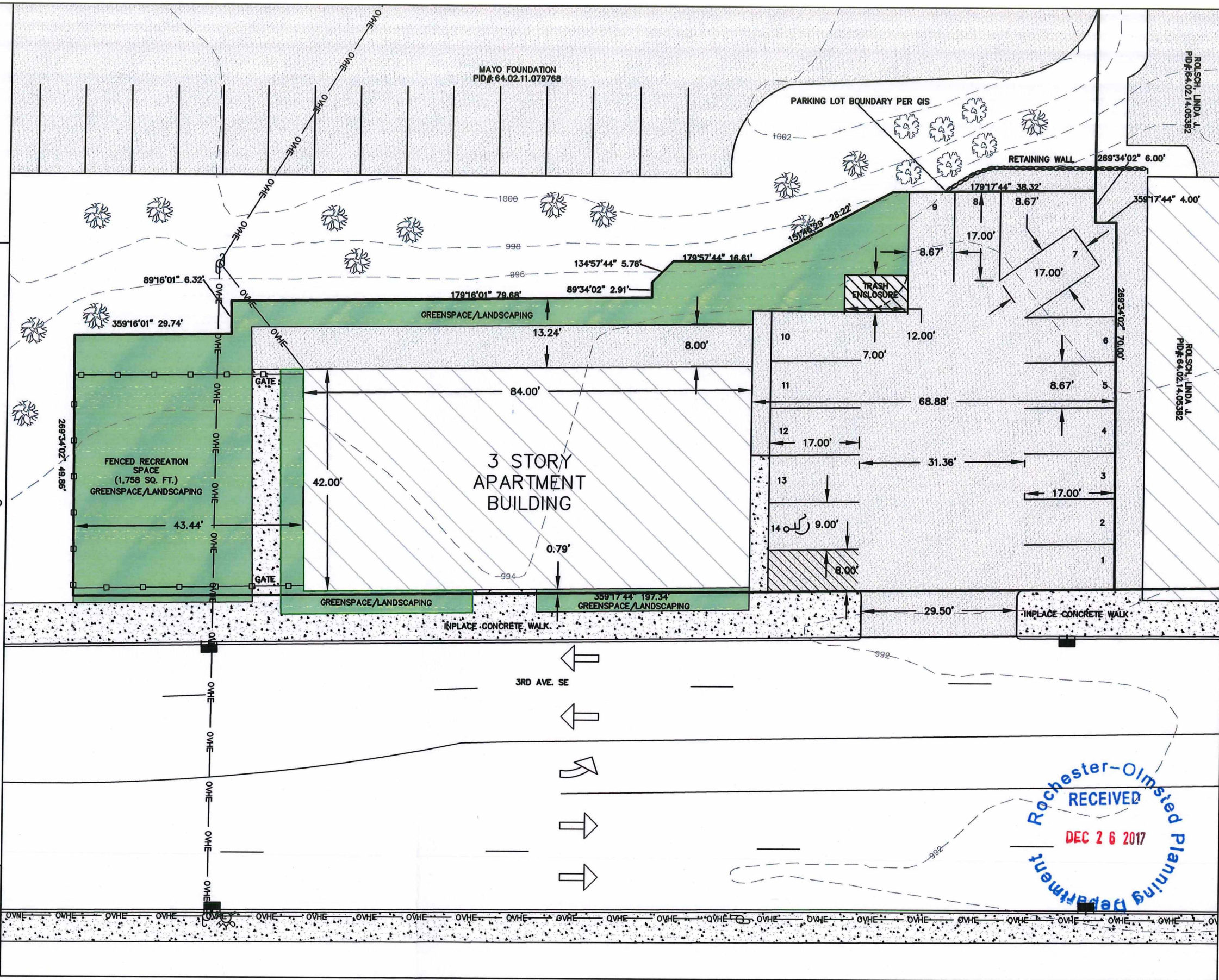
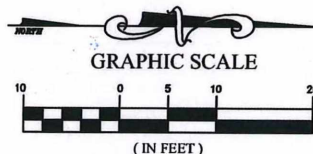
NOTE THAT HANDICAP PARKING SPACES SHALL HAVE SIGNS SET BETWEEN 60 AND 66 INCHES ABOVE GROUND LEVEL DENOTING "HANDICAP PARKING, VEHICLE ID REQUIRED, UP TO \$200 FINE FOR VIOLATION"

BUFFER YARDS REQUIRED:  
 ADJACENT DEVELOPED LOTS TO THE NORTH, WEST, & SOUTH ARE ZONED CDC-FR - NO BUFFER YARD REQUIRED  
 ALONG 3RD AVENUE SE IS ZONED CDC-FR - NO BUFFER YARD REQUIRED

PLANTINGS REQUIRED:  
 PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE CITY OF ROCHESTER'S TREE ORDINANCE.  
 OWNER SHALL PAY A FEE FOR 6 BOULEVARD TREES IN LIEU OF PLANTINGS WHICH CANNOT BE ACHIEVED DUE TO LACK OF BOULEVARD ALONG 3RD AVENUE SE.

## DRAINAGE NOTE

ALL RUNOFF FLOWS FROM WEST TO EAST VIA SHEET FLOW. THIS PROJECT WILL NOT REQUIRE MODIFICATION TO ANY EXTERIOR ELEVATION OR SURFACING BEYOND PARKING LOT STRIPING AND THE ADDITION OF THE TRASH ENCLOSURE.  
 A GRADING PLAN SHALL NOT BE REQUIRED.



Rochester-Olmsted Planning Department  
 RECEIVED  
 DEC 26 2017

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 DATE: 12/14/17  
 PREPARED FOR:  
 ANDY FRIEDERICH  
 431 3RD AVE. SE  
 ROCHESTER, MN 55904  
 MARK R. WELCH  
 REG. NO. 42736  
 FILE NO.: 17-284

DATE: 12/14/17

PREPARED FOR:

ANDY FRIEDERICH

431 3RD AVE. SE

ROCHESTER, MN 55904

FILE NO.: 17-284

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**G-Cubed**

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DESIGNED: MRW  
 DRAWN: JWK  
 CHECKED: MRW

REVISED	BY	DATE
SITE PLAN	JWK	12/22/17

CITY OF ROCHESTER

CLINIC SUITES APARTMENTS  
 INCENTIVE DEVELOPMENT SITE PLAN

SHEET 1  
 OF 1 SHEETS